

City of Miami



EMILIO T. GONZALEZ, Ph.D.
City Manager

July 18, 2019

South Florida Regional Planning Council
Ms. Isabel Cosio Carballo, Executive Director
Oakwood Business Center
One Oakwood Boulevard, Suite 221
Hollywood, FL 33020

RE: City of Miami's adopted amendment to the Miami Comprehensive Neighborhood Plan (MCNP) to the Future Land Use Map (FLUM) for property located in the Liberty Square development, City of Miami, case ID 19-1ESR (Ordinance 13846).

Dear Ms. Carballo,

Please find enclosed a copy of an adopted amendment to the Miami Comprehensive Neighborhood Plan (MCNP) to change the Future Land Use Map for property located within the Liberty Square development, at 1415 NW 63 Street and 1200 NW 62 Lane. The Planning, Zoning, and Appeals Board (PZAB) held a public hearing and recommended approval of the amendment on December 19, 2019. The amendment was first heard by the City Commission on January 24, 2019, and was heard again and adopted on June 27, 2019, Ordinance 13846.

The enclosed amendment to the MCNP is a Future Land Use Map Amendment that contains more than 10 acres. As such, this amendment is subject to the provisions of Section 163.3184(3), F.S. through the Expedited State Review process. In total, the amendment changed the 2020 Future Land Use Map designation of approximately 22.07 acres at the abovementioned property. The amendment changed the designation from "Medium Density Multifamily Residential" to "Restricted Commercial". The maximum density increased from 65 dwelling units per acre to 150 dwelling units per acre. The amendment was reviewed by Planning staff and found to comply with all Level-of-Service standards in the MCNP.

The amendment was adopted without any modifications from the version that was previously submitted for review. No additional data or analysis were generated to support the amendment.

This amendment is not applicable to an area of critical state concern. The proposed amendment does not involve a text change to the Goals, Objectives, and Policies of the Miami Comprehensive Neighborhood Plan. The City respectfully requests a review of the amendment pursuant to the Expedited State Review Process.

Please contact Sue Trone, Chief of Comprehensive Planning, with any questions at strone@miamigov.com or 305-416-1445.

Regards,

Francisco J. Garcia, Director
Planning Department

PLANNING DEPARTMENT

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